

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** June 27, 2018

**Attendance**

**Board Members**

**Present:** Dave Decker, Shaun Diltz, Steven Yates, Jr., Ali Clark and Matt Ressler.

**Unexcused Absent:** Michael Hawks.

**Quorum Present:** Yes

**Others Present**

Rob Frey, Angie Webster and Misty Soliben from the Holishor Office.

**Holishor Members Present:** 7

**Proceedings**

Meeting called to order at 7:30 PM

Pledge of Allegiance Recited

**Michael Hawkes**

**Dave Decker** – We're going to start with the minutes of June 13th and I meant to mention this downstairs but we ran out of time at the last board meeting I had stated that Michael Hawkes was excused. Just prior to the June 13th board meeting Michael Hawks verbally resigned as the interim Lake manager and from the board of directors. He was notified that according to our community instruments he needed to submit a resignation in writing. I later requested for him to talk to me prior to submitting that letter of resignation. I have made several attempts to contact him and have received absolutely no response from him. At the June 13th Board meeting, I misspoke when I stated that his absence was excused. As a result of his verbal resignation, failure to have any conversation with me since then, and his failure to attend tonight's meeting, his absence at the last meeting should be classified as unexcused. If anybody on the board has any disagreement with that now is the time to speak up. If nobody has any objection, that is my first adjustment to the last board meeting minutes.

**Minutes of June 13, 2018**

**Ali Clark** - Motions to approve the minutes as amended.

**Shaun Diltz** - Seconds.

**All in Favor.**

**Motion Carries.**

**Transfers of Property**

There were 19 transfers of property. 5 were lots. 5 triggered initiation fees.

General updates given by Dave Decker.

There was an IALC meeting scheduled here for tomorrow. The room wasn't available up here for tomorrow and we didn't feel that it was good timing for us to host that. They have rescheduled that up north.

**Interim Lake Manager**

**Dave Decker** - Originally, when the position was opened up, Michael Hawks and volunteered to take that and the board had okayed that. with him resigning I have stepped in and started doing that last week I asked the board to officially authorized that.

**Shaun Diltz** - Nominates Dave Decker as the Interim Lake Manager.

**Steven Yates, Jr.** - Seconds.

**All in Favor.**

**Motion Carries.**

**Old Business**

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### 2018 Road Plan

**Dave Decker** - In our packet, we have copies of the notifications that will be going out to the membership. We've had conversations and have made a few tweaks to that. We're going to put out the cover letter and then the one with a little bit more information associated to it. It's going to be mailed to the people that live on the streets. We're not going to do a mass mailing to everybody. Only to the people that live on the two streets. **Rob Frey** - As of right now, the scheduled date to start the actual construction is July 10th. Prior to that there will be some minor potholing and other work done. There might be some minor road closures at that point. Starting on the 10th and 11th, you're going to see road closures for a good part of the day. The contractor is going to work with us to try to get those roads open in the evening. The schedule is still being worked on. **Dave Decker** - So there's three days of primary road rebuild and you stated that those are targeted for July 10th, 11th and 12th weather permitting. Then we're expecting the whole thing to be done by when? **Rob Frey** - They're talking about having the completion of the road surface and the ditching and everything except for the seeding on the same week. The final seeding will be done at the end of September. That will also be weather permitting. There will be some initial seeding put down just to hold it down. **Shaun Diltz** - So we're only going to reach out to the members that are being affected. are we going to put it up on the marquee? **Dave Decker** - The marquee that's not there? **Shaun Diltz** - Well there's a couple of those. **Dave Decker** - When we get these letters completed, we need to try to get these posted on our Facebook page, because I know we can get them up there a little more quickly than the website. That would be a potential place to put updates as they're occurring. We need to get Brandy to get those posted as they occur.

### Marquee Update

**Rob Frey** - We do have the posts in the ground. we are expecting to have concrete in there by the end of the week. We really need to let that set in cure for at least a week. I'd like to let it cure for 2 weeks if possible because that was disturbed ground around those posts. Then the Garden Club has a contractor that's going to come in and finish installing the sign. **Dave Decker** - And for those that don't know, that is the sign at the corner of Dam Road and St James.

### New Board Member

**Dave Decker** - I was remiss in announcing our new board member. I looked down there twice and saw you. Anthony, welcome. Any famous first words?

### Public Safety Update

**Matt Ressler** - We met with the Madison County Sheriff's Department a few weeks ago. Some of the concerns were brought up to them. They will patrol out here as part of the public request. They will enforce any motor vehicle violations, unlike what we were informed before. They will check residences when the residents are on vacation and things of that nature. I think it would be best for them to do it rather than have our Public Safety Department do it just for simple safety reasons in case they interrupt a burglary or something. It happens. We're moving in the right direction on what we need to do. **Dave Decker** - What you're describing is 180 degrees from what we heard the last time they met. Can you do me and the board a favor and document that meeting? Write up the results of that meeting and send it out to the board and copy the office so we can keep it in the file there. **Matt Ressler** - I can definitely do that. We do plan on having another meeting within the next few weeks with the Public Safety Committee.

### Algae Update

**Rob Frey** - Last Monday in case everybody noticed there was quite an algae bloom going on out there. We started to spray copper sulfate into the lake. It was about 40 lb of sulfate that made about 600 gallons of concentrate. we hit our beaches. That would be the main beach, Tamarack Beach, Cedar Beach, Ski Beach, and then sporadic spots around the lake. We contacted the biologist at IDNR who gave us the rundown on what to do and what not to do, how to spray it, etc. We told him how we did in the past and how we were doing it this time and he was in concurrence with that. We also talked to the water department and the Sanitary

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District and they were on board with it. They will be looking for any changes in their water quality. Right now we were just monitoring the lake to see if the bloom starts up again. I anticipate by the end of the week it will start back up again. So probably next Monday we will be out spraying again. **Shaun Diltz** - Is this an algae bloom? Because in the past we had documented some algae blooms as just the water turning green and then there was a turnover in the lake and you would start seeing some dead fish. **Rob Frey** - This is a moss on top, but this is an algae bloom. IDNR has confirmed that. It starts about 2 feet out and only goes out about two feet and then starts coming up to the top. A penetrating stream of algaecide, which is what we've been doing, will remedy this. **Shaun Diltz** - And we've encountered this in the past? **Rob Frey** - It's been quite a while ago. **Matt Ressler** - I've already seen the difference from you spraying earlier this week. **Steven Yates, Jr.** - Have we posted anything out there to make sure that no one is trying to apply any of this algaecide? Because I have had people say that they were going to spray it and I've had to tell them not to spray anything in the lake. We probably need to post it on the Facebook page to let them know that we're spraying it and if anyone has any concerns they should let us know so we can take care of it. **Rob Frey** - We can do that.

### Association Manager Search

**Dave Decker** - Currently the posting was submitted to 2 sites. One site rejected it due to the name that I had used. they didn't like it so I'm trying to get them to work with me to allow me to get that posted. Those are two free sites. The committee met on the 20th and we came up with a recommendation. We would like to get authorization for a budget to post this position. As you can see from the memo, most of the sites run about \$400/month. We're hoping that we would only have to post it for a month. We have gotten at least 6 hits on the site we do have active. We'd like a budget not to exceed \$3,000 over 2 months. We don't think we'll come anywhere close to that. We're recommending only posting it on 2 more sites. Jerry was going to do some research on hiring a management company and if that makes sense. We want to look at what the costs are and the capabilities. That's only a consideration if it makes sense. We're not going to be meeting on July 4th. We'll move it to the Monday following (July 9th). The committee is also proposing that each of the members have access to those sites instead of just one person. There are 4 members. Giving each person access will allow them to go in and review the resumes that are submitted as opposed to printing them all off or emailing them around.

**Steven Yates, Jr.** - Motions to approve the proposed amount of \$3,000 for the budget for advertising the lake manager position.

**Matt Ressler** - Seconds.

**All in Favor.**

**Motion Carries.**

The only caveat that I would like to throw in there is that for any sites that we have to pay for, we will have to use the company credit card. That will be accessible and viewable by the 4 people. I don't know if we can get a second number just for that. You have 2 Board members and 2 former Board members on the committee. Obviously, we would be reviewing any charges that would be coming in for it. **Shaun Diltz** - Do they take PayPal? **Dave Decker** - I don't know. Is it your recommendation that if they do, we use PayPal? **Shaun Diltz** - Yes, it is. **Dave Decker** - Okay. Does the Association have a PayPal account? **Angie Webster** - No. **Dave Decker** - Okay. So, if they take PayPal, we will utilize that if the 4 people have access.

**Shaun Diltz** - Motions to give the 4 people on the committee access to the accounts to review the resumes.

**Anthony Harrell** - Seconds.

**All in Favor.**

**Motion Carries.**

**Dave Decker** - Jerry, did you have an opportunity to talk to a management company? **Jerry Theodore, 1346** - I really don't have too much to report. The firm that I contacted was the wrong firm. They're mostly accountants. They handle financial management, collection services, insurance, communication and remote management, but as far as providing the services of running the operation, they don't do that. I'm trying to find other avenues to explore. Justin just mentioned to me that Dunlap Lake might do that, but I don't know. Does anybody have any idea? I might try to get ahold of them to see if they do that. **Justin Patterson, 1402** - They

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do have a company listed as their lake manager. It's C. Green & Associates. Carolyn Green, the president of the company, is listed as their manager.

### **Public Safety Committee**

**Dave Decker** - We mentioned at the last board meeting that Matt was taking over the Public Safety Committee as Chair. According to our policies, the Board is supposed to approve that change.

**Ali Clark** - Motions to approve Matt Ressler as the Chair of the Public Safety Committee.

**Steven Yates, Jr.** - Seconds.

**All in Favor.**

**Motion Carries.**

### **Restaurant Committee**

**Dave Decker** - We mentioned that we have the need to restore the restaurant committee. I believe that matt had volunteered to Chair that also. **Matt Ressler** - I don't have anything with me tonight. **Dave Decker** - No. I was looking at you to make sure you wanted to do that. **Matt Ressler** - I was going to be the Liaison for Gingerz and the Board. **Dave Decker** - Is that also you volunteering to be chairman of the Restaurant Committee? **Matt Ressler** - If you guys want to find some people to be on that committee also, I will. **Steven Yates, Jr.** - I'll be on that.

**Shaun Diltz** - Motions to make Matt Ressler the Chairman of the Restaurant Committee.

**Ali Clark** - Seconds.

**All in Favor.**

**Motion Carries.**

### **Social Committee**

**Dave Decker** - There are currently no officers and no committee. That's the last time I'm going to mention that until something changes.

### **Finance Committee Meeting**

**Dave Decker** - The meeting was held on Monday. The quarterly review was performed at that meeting. At this point, we are under budget. One of the question was "Where are we going to be on our road budget?", which is why you have a copy of the road budget portion in your packet. The piece that was in your packet is invalid, you don't need it. The one that was handed out tonight is the correct one. For those of you that don't know, the quarterly review is required in our bylaws. That was established shortly after we established the finance committee. The community voted that in.

### **Correspondence**

#### **Letter from Patrick Johnson**

**Dave Decker** - Mr. Johnson is submitting a request for a variance to allow him to have all of his boat stickers from when he bought his boat, left on his boat. We have an ordinance that you are only allowed to have your current year's sticker on the boat. I believe that one of our public safety officers had a conversation with him, which generated this letter. **Steven Yates, Jr.** - I know that they started enforcing the rules after I came out here, but when was that rule made? **Dave Decker** - The rule was made many years ago. It started being enforced about 3 years ago. **Shaun Diltz** - The reason they started enforcing it is because it's a rule and because by having only one sticker on the boat, it's much simpler and easier to identify whether or not they have a valid sticker.

**Steven Yates, Jr.** - Motions to approve the variance for Patrick Johnson.

**Ali Clark** - Seconds.

**Steven Yates, Jr.** - I guess for the sake of discussion, Patrick had mentioned in here that it's kind of one of those things that would be kind of a pride thing if you've been out here a long time. I'm on the fence about it. I can understand that if you have more than one sticker on your boat, Public Safety would be more likely to stop you to make sure that you have a current sticker. That could lead to other tickets for other things along the

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way. I get his argument, but for that reason only I made the motion to approve it. **Ali Clark** - Do we do anything to differentiate the stickers from year to year? **Dave Decker** - They're different colors from year to year, but we you start getting 8-10 or more stickers it gets more challenging. They shouldn't have to pull you over to tell if you have the right sticker. **Ali Clark** - But if he's willing to risk getting pulled over to check a sticker. **Dave Decker** - But that takes up more time for our Public Safety Officer to have to pull them over to check or to pull up closer to look. Whereas if they just got the one sticker it's much simpler to identify whether or not they have a valid sticker. **Matt Ressler** - it was written for a reason. I say just leave it the way it is. **Shaun Diltz** - Under the Marine identification section in the boating rules, Board of Directors meeting, 8-8-01 "All expired 39 Decals will be removed before the current decal is affixed." But it's only been in force for the last couple years. I think we'd be crazy to let this one go. I get that it is a source of Pride and I always thought that too, but that's a rule and it's a lot easier to see the stickers. **Jerry Theodore, 1346** - I show it as 1999 but I guess we won't argue over two years. **Ali Clark** - May I ask the Public Safety Officer to give her opinion? **Dave Decker** - Sure. **Ali Clark** - Would you give your opinion? Because she's the one enforcing it I think we should hear from her. **Sherri Whelan, Public Safety** - It's a no. Honestly, it's too hard to be out there with binoculars and looking for that one sticker. If we do it for one then somebody else is going to be like 'well you did it for him so do it for me'. We have to enforce the rules. **Ali Clark** - Thank you. **Dave Decker** - My opinion, if you want to give this variance, you shouldn't give the variance, you should change the rule. If you don't believe the rule should be in place, we should be removing the rule and not giving a variance to something like this. **Ali Clark** - I like to hear from the people that actually deal with it day to day. **Dave Decker** - That's fine.

**In Favor** - Steven Yates, Jr.

**Opposed** - Shaun Diltz, Ali Clark, Matt Ressler and Anthony Harrell.

Motion does not carry.

#### Email requesting approval for Jet ski

**Dave Decker** - After your packet was created, we received an email. The board decided they wanted to go ahead and address it tonight. The email is requesting an approval for one of the members to purchase a jet ski which is above the limitations that we have on our jet skis as far as horsepower. It is below the cc maximum but is above the horsepower allowed. this email was from Bob Hollingsworth lot 2011. **Steven Yates, Jr.** - I think it's safe to say that after the recommendation that came back from the Boating committee, that we can probably make a decision on this on their behalf tonight. They didn't feel that it was a time to increase the limits, due to the fact that there are plenty of jet skis available that meet the limits that we have. I think they've came back with a recommendation within the last 3 months not to increase any of the limits. **Anthony Harrell** - That is correct. **Dave Decker** - And Anthony, you're on the boating committee, correct? **Anthony Harrell** - Yes. **Ali Clark** - The only comment that I'm going to make is because I'm someone that doesn't know a whole lot about jet skis or the horsepower required, but it's a 3-seater and that might be why it requires the excess horsepower. I'm sure it takes more than a 2-seater. **Justin Patterson, 1402** - I own a 3-seater that is within all the limits. **Ali Clark** - Oh. **Justin Patterson, 1402** - It also is a 1995 and it burns oil and issues like that. I obviously haven't read the letter, but that could be why the person is looking at something newer. **Ali Clark** - Okay. Thank you. **Anthony Harrell** - Since this has come up twice in the last month, the big issue seems to be the environmental for the 4-stroke as opposed to 2-strokes, I don't think we should do any variances for anyone, like Dave said on the previous one, if we're going to change something, we should change the rule. **Steven Yates, Jr.** - Maybe from an environmental and a safety standpoint, it may be something that could be looked at, but that would definitely be my recommendation at this point. **Ali Clark** - Do you guys entertain guests at the Boating Committee? If he wanted to come argue his case, would you guys argue the rule? **Anthony Harrell** - Sure. **Dave Decker** - Who's currently the Chairman of that committee? **Anthony Harrell** - Ben Kelley. **Dave Decker** - So at this time, is there anyone willing to make a motion to approve this waiver. Waiver request dies due to lack of motion. **Shaun Diltz** - Have you guys discussed doing it the way that Lou Yeager does it where there's no Jet Skis on the weekend? **Anthony Harrell** - That was not an official conversation, but it was mentioned. **Matt Ressler** - I think some lakes only have them on Tuesday night or Tuesday/Thursday nights. **Ali Clark** - I'm against that already for the record. **Shaun Diltz** - If we're going to have PWC's, I'd rather have the ones that are cleaner and safer.

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**Open Floor**

Nothing Discussed.

**Steven Yates, Jr.** - Motions to adjourn to executive session. **Ali Clark** - Seconds

**Action:** Motion Carries.

**Meeting adjourned at 8:15 p.m. to Executive Session.**

**Meeting minutes submitted by Misty Soliben.**